

Symonds & Sampson

Malt House Cottage

Lower Acreman Street, Sherborne, Dorset

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Lower Acreman Street
Sherborne
DT9 3EX

A charming three-bedroom period property, dating from 1837, superbly positioned moments from Sherborne Abbey and the high street. Beautifully updated throughout, the property combines original character with a contemporary finish, including a stylish kitchen and modern bathrooms. Secure courtyard parking completes this appealing central Sherborne property.

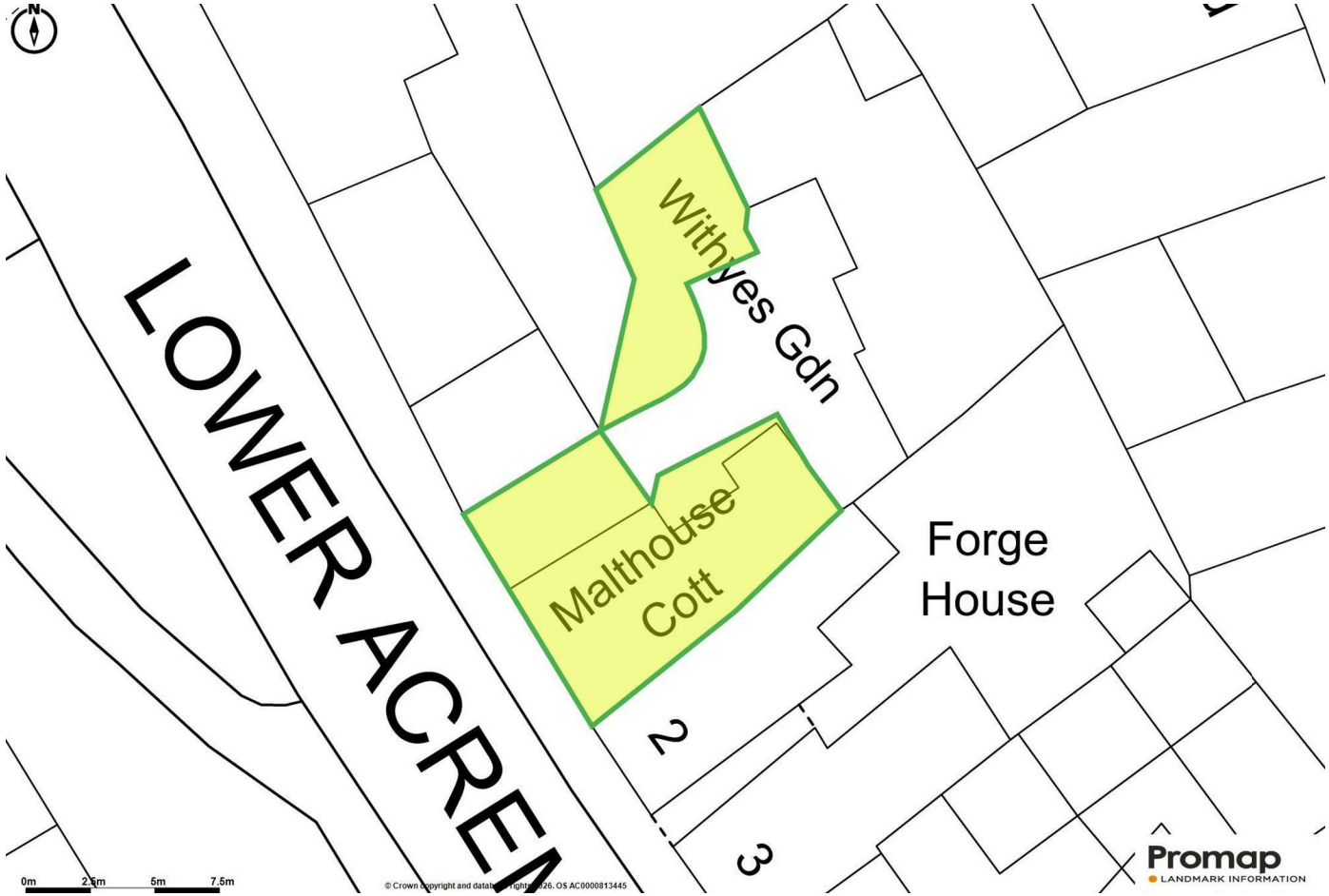
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- Three bedroom, master ensuite
- Period property with a contemporary finish
- Spacious and light filled accommodation
- Close proximity to Sherbornes amenities
- Parking
- No onward chain

Guide Price £360,000

Freehold

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THE DWELLING

Dating from 1837, this attractive three-bedroom cottage combines period character with a comprehensive programme of modernisation. Ideally positioned just moments from Sherborne Abbey and the town's highly regarded high street, the cottage also benefits from secure off-road parking within a shared courtyard.

ACCOMMODATION

The front door opens into a welcoming entrance hall, from which the principal rooms are accessed and stairs rise to the first floor. To the rear is a useful lobby with direct access to the courtyard, plumbing and connections for a washing machine, and a cloakroom fitted with a new WC and wash basin. The gas combination boiler is also located here and has recently been serviced.

Glazed double doors lead into the sitting room, a comfortable reception space with a secondary-glazed window to the front, feature wall lights and TV and telephone points. From here, an opening leads naturally through to the kitchen and dining room, creating a sociable space well suited to both everyday living and entertaining.

The kitchen has been newly fitted with sleek white gloss, handleless cabinetry, complemented by dark work surfaces. It is well equipped with a sink and mixer tap, induction hob with extractor over, eye-level electric double oven, and integrated fridge/freezer and dishwasher. A door leads directly out to the courtyard, while side windows and roof lights fill the room with natural light.

Upstairs, the landing has a rear-facing window, useful linen cupboard and access to the three bedrooms and family bathroom. The loft is boarded and insulated and has a fitted ladder and lighting, providing excellent additional storage.

The principal bedroom is a well-proportioned double with a secondary-glazed window to the front, together with a smart en suite shower room. The second bedroom is another comfortable double, featuring a fitted wardrobe, radiator and two secondary-glazed windows to the front. The third bedroom is a good-sized single, with a rear-facing window offering a pleasant view towards Sherborne Abbey. Completing the accommodation is the family bathroom.

OUTSIDE

The property enjoys access to a secure shared courtyard, approached through an electric up-and-over garage door. The property has its own parking area within the courtyard, providing space for up to two vechiles, as well as an area suitable for a patio table and chairs. A useful stone-built store, with both lighting and power, provides further practical storage.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets like Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours), while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

MATERIAL INFORMATION

Mains electric, gas, water and drainage are connected to the property.
Gas central heating.

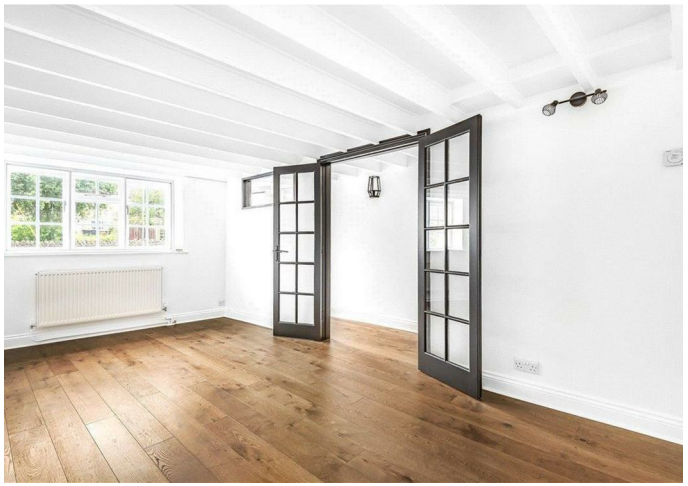
Broadband - Ultrafast broadband is available.
Mobile phone network coverage is available at the property for further information please see - https://www.ofcom.org.uk
Dorset Council
Council Tax Band: D

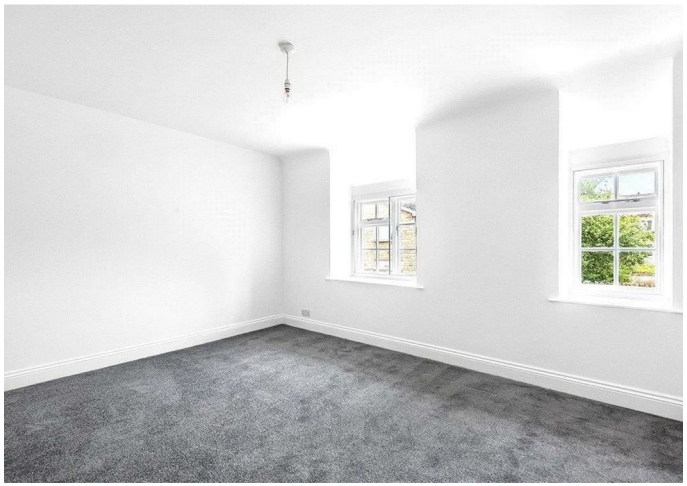
The property is situated within a conservation area.

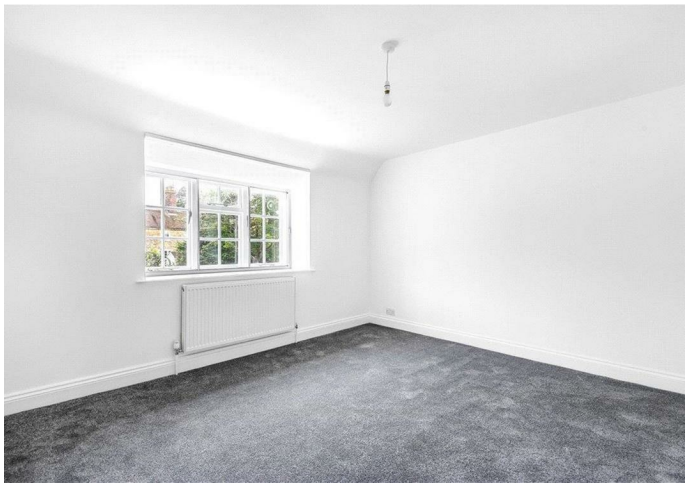
The neighbouring property benefits from a right of way over the driveway, providing access through the electric garage door. It is understood that the shared access is maintained by the vendor of Malt House Cottage, with each property being responsible for the maintenance of its respective parking area.

DIRECTIONS

What3words - ///practical.taskbar.panther



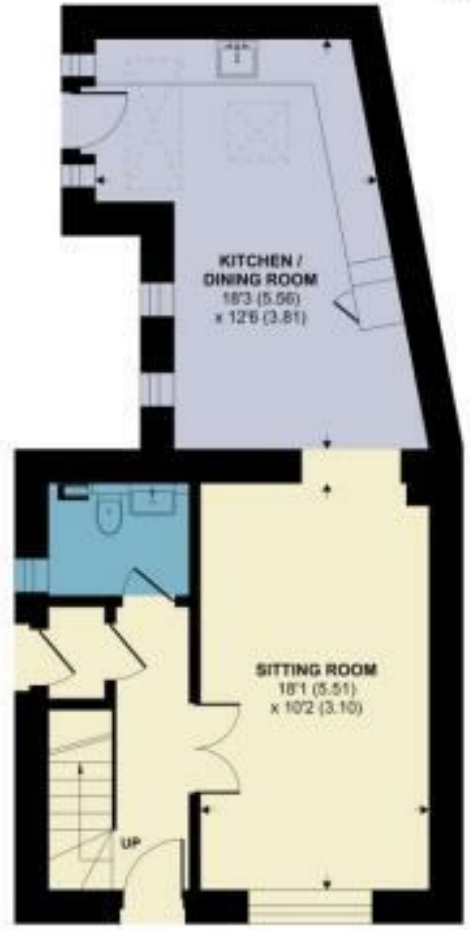


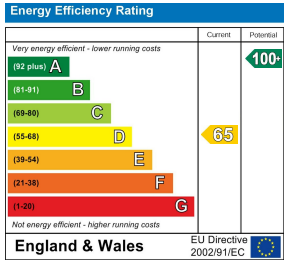


Lower Acreman Street, Sherborne

Approximate Area = 1096 sq ft / 102 sq m

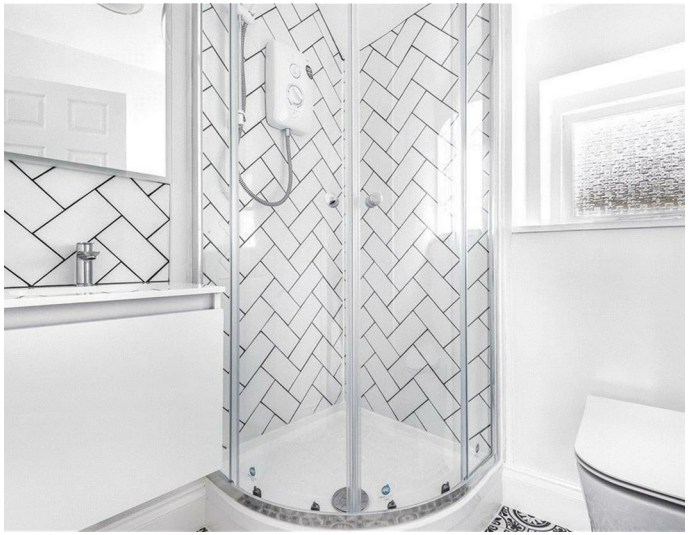
For identification only - Not to scale

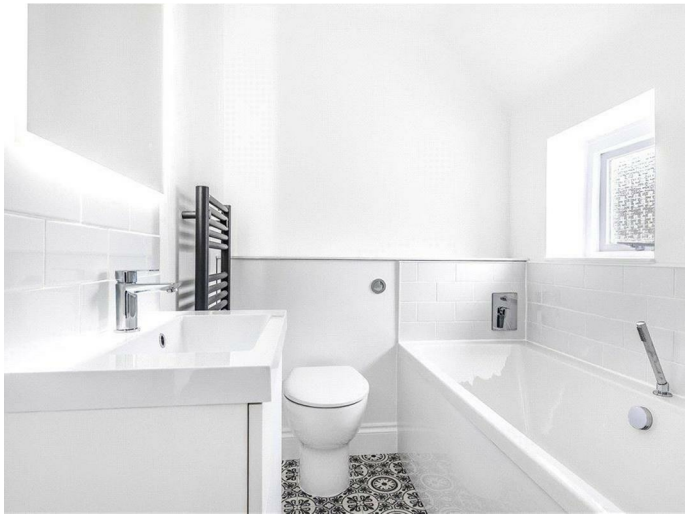












Sherb/KS/0926

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